



NAEA Licensed Estate Agents

Herne Bay

Laver Road, Herne Bay, Kent, CT6 5FW

£485,000



Kent Estate Agencies are excited to present this beautiful example of the popular 'Marlow' design of house built by Redrow.

This particular property has been subject to many improvements and now offers a wonderful opportunity to move straight in and relax.

The ground floor comprises a large entrance hall, open plan kitchen/diner, cosy lounge, integral garage, utility room and WC.

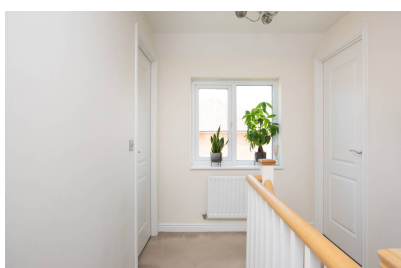
📧 hernebay@kent-estate-agencies.co.uk

☎ 01227 367441

📍 99, Mortimer Street, Herne Bay, CT6 5ER

www.kea.org.uk





Property Information

Kent Estate Agencies are excited to present this beautiful example of the popular 'Marlow' design of house built by Redrow.

This particular property has been subject to many improvements and now offers a wonderful opportunity to move straight in and relax.

The ground floor comprises a large entrance hall, open plan kitchen/diner, cosy lounge, integral garage, utility room and WC.

The first floor offers four double bedrooms with an ensuite to the principle room and the main family bathroom.

The walled garden presents a wonderful space to relax and entertain from with an arrangement of sitting areas designed to be used throughout the year.

Off-road parking is provided to the front via the driveway with further parking provided by the integral garage.

Call the exclusive sole agent Kent Estate Agencies today to book your viewing.

Location:

The development provides an excellent choice of schools within easy reach. Both Herne Bay and the adjoining village of Herne have a three-tier education system, with primary, junior and high schools. First school choices include the Ofsted rated 'Good' Hampton Primary Academy, the 'Outstanding' Herne CofE Infants and Herne Bay Infants, with junior schools including Herne CofE Juniors and Herne Bay Juniors. Both of these feed the local Herne Bay High School, which is within walking distance of the development. Herne Bay High is a specialist sports college with excellent facilities and is rated 'Good' by Ofsted.

As an alternative, some local pupils travel to grammar schools in Favesham, Ramsgate and Canterbury, or to the highly regarded independent schools in Canterbury, such as Kings School or Kent College.

The development sits just off the A299, around 24 miles from the end of the M2 and 65 miles from London. Whitstable is 5miles, Canterbury 7miles and Margate 12miles, with regular busses connecting these towns. Further afield, the continental ferries of Dover are 28miles, the Channel Tunnel at Folkstone is 34 miles and the international station at Ashford is 24miles. Kent International Airport is around 11 miles to the east.

Herne Bay Station is within walking distance of the development, although there are also 92 parking spaces for cold, wet days. Direct trains to London Cannon Street take around 1½hrs and to Victoria take 1¾hrs. For Eurostar trains, change at Margate to reach Ashford International in around 1¼hrs.

As a popular seaside resort, Herne Bay has a lot to offer for your leisure and pleasure, including 2 miles of Blue Flag sand and shale beach, and a promenade complete with arcades, shops, restaurants and cafes. The town is also home to popular Victorian gardens near the seafront. Look out for the ten-day Herne Bay Festival every August for loads of free fun activities for all the family to enjoy.

Herne Bay is rightly proud of its diverse and varied shopping. Alongside the big names on the High Street, you'll also find well over 100 different independent shops and stores in the small town, including the artisan Pier Retail Village. There is a market in the town every Saturday, with 32 stalls, plus a farmers' market every first and third Saturday in the United Reformed Church Hall.

For a more extensive shopping trip, head to Canterbury, where you'll find the modern White Friars Shopping Centre with over 70 big name stores, or jump on a train to the shopaholics paradise that is London's Oxford Street.

Non Approved Property Details

Hallway

Lounge 16' 10 x 11' 2 (5.14m x 3.41m)

Kitchen/Diner 15' 3 x 13' 8 (4.65m x 3.97m)



Utility Room

WC

Landing



Bedroom One 13' 4 x 11' 1 (4.07m x 3.38m)

En-Suite To Bedroom One

Bedroom Two 10' 4 x 9' 10 (3.15m x 3m)

Bedroom Three 9' 1 x 8' 7 (2.77m x 2.62m)



Bedroom Four 11' 3 x 10' 8 (3.43m x 3.26m)

Family Room

Garage 18' 7 x 9' 1 (5.67m x 2.77m)



Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler and hot water radiators as indicated in these particulars.

Windows

The windows are UPVC double glazed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

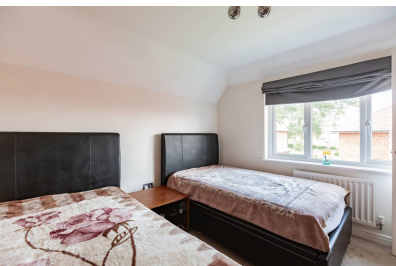
Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property.



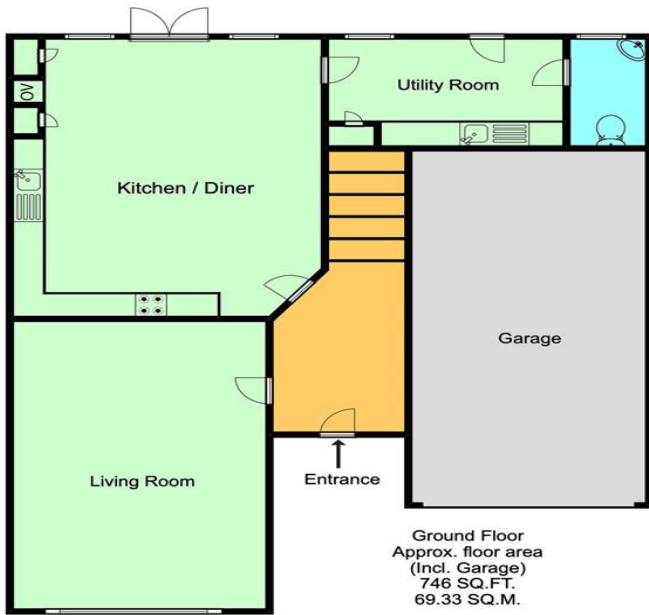


No person in the employment of Kent Estate Agencies has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

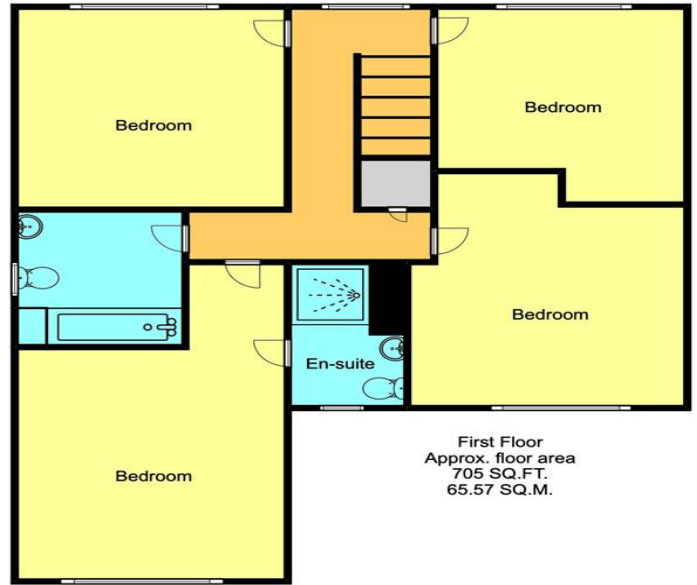
For a free valuation of your property contact the number on this brochure. Printed 2025



Approx. total floor area (Incl. Garage)
1,451 SQ.FT.
134.90 SQ.M.



Ground Floor
Approx. floor area
(Incl. Garage)
746 SQ.FT.
69.33 SQ.M.



First Floor
Approx. floor area
705 SQ.FT.
65.57 SQ.M.

Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

 **Agents Aperture**
agentsaperture.co.uk

Energy performance certificate (EPC)

11, Laver Road
HERNE BAY
CT6 5FW

Energy rating

B

Valid until:

5 August 2029

Certificate
number:

8707-4966-5539-7107-8813

Property type

Detached house

Total floor area

118 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		